

### 3 Bedroom House for Sale in Limassol - Agios Athanasios

Contemporary Three-Bedroom House in a Private Green Haven

This beautifully crafted three-bedroom home offers spacious interiors and exceptional outdoor living in a private, gated hillside community above Limassol. The ground floor features open-concept living and dining areas with direct access to a private garden or terrace, while upstairs, the bedrooms provide peaceful retreats with scenic views.

Designed for families or those seeking space to grow, this property benefits from full access to on-site amenities including a swimming pool, gym, nature trails, clubhouse, and even property management and housekeeping services. A perfect home for those looking to live in harmony w...

#### Property Info

|                   |            |
|-------------------|------------|
| Covered Area      | <b>181</b> |
| Covered Veranda   | <b>14</b>  |
| Uncovered Veranda | <b>30</b>  |

#### Plot / Area Info

|           |                    |
|-----------|--------------------|
| Plot area | <b>257</b>         |
| Pool      | <b>Common, Yes</b> |

#### Additional info

|                   |               |
|-------------------|---------------|
| Reference Number  | <b>237583</b> |
| Property type     | <b>House</b>  |
| Construction Year | <b>2027</b>   |
| Bathrooms         | <b>3</b>      |

#### Amenities

#### Location

**Location:** Limassol - Agios Athanasios Region: **Limassol**

## Price: €835 000 + VAT

VAT for this property is **€61,772** or **€158,650**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

|     |                 |                    |                                |                 |             |
|-----|-----------------|--------------------|--------------------------------|-----------------|-------------|
| VAT | <b>Excluded</b> | Title transfer fee | <b>~€30 000.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€4 613.00/m<sup>2</sup></b> |                 |             |

## Representative: MySpace

|  |              |            |   |
|--|--------------|------------|---|
| Registration number                      | <b>229/E</b> | Email      | <b>myspace.cyprus@gmail.com</b>                   |
| License number                           | <b>1047</b>  | Legal name | <b>MYSPLACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |   |

## Price change history

€827 000 on Jun 24, 2025  
 €835 000 on Nov 11, 2025



